

Town of Blue River Design Guidelines
Adopted 7/21/2015

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I. Background & Statement of Intent

With its rich contrasts in views, terrain, vegetation, and our high mountain environment, the Town of Blue River's natural setting truly exemplifies life in the Rocky Mountains of Colorado. Blue River offers an intimate mountain setting, the beauty of the Blue River and its riparian habitats, panoramas of snow-covered peaks, surrounding forests of aspen and fir trees, and varied landscapes of wetlands and spruce. One of the primary goals in planning the present and future development of Blue River is the preservation and enhancement of the existing landforms, vegetation, wetlands and wildlife that characterize this environment.

This is to be achieved by encouraging a characteristic style of landscape and building design that assures compatibility between buildings and their setting. While it is the intention for all future building in Blue River are to reflect the architectural styles defined in these guidelines, each building should also present unique and creative design solutions that avoid a repetitive copy of precedent structures.

It is essential that highly qualified teams are assembled to design and construct the homes within the Town. Therefore, only licensed architects or professional engineers will be permitted to design homes in the Town. Special exceptions can be made by the Planning and Zoning Commission for smaller projects. It is recommended that all architects and engineers have experience designing in mountain environments.

The Town of Blue River Design Guidelines have been prepared to ensure visual harmony between the built environment and the landscape; to preserve the beauty of the natural environment; to maintain and enhance views; to maintain property values; and to ensure that construction within the Town is done in the most sensitive manner possible. All new buildings, modifications to existing buildings, landscaping, site improvements and the use of property within the Town must be reviewed and approved in accordance with the provisions of these Guidelines. The Town of Blue River Planning and Zoning Commission ("P&Z") has been appointed to implement these Guidelines and assist owners with the design review process. All references in these Design Guidelines to P&Z approval, with respect to any issue, shall be construed as referring to *written* approval only. Any question about whether the P&Z has rendered written approval for a particular matter should be directed to the Town Building Official or the P&Z Chairperson.

Harmony with the surrounding environment is paramount. The intent of these regulations is that all new construction be indigenous to the physical context of the Town and its surroundings; that they incorporate sensitive siting, protection of natural site features, and native and natural materials. New construction within the Town should look to a high mountain style for their design and inspiration.

II. Granting Clause

These Design Guidelines have been promulgated pursuant to Declaration by the Board of Trustees of the Town of Blue River. The Design Guidelines are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any improvement upon the Property, or make any change in the natural or existing surface, drainage or plant life thereof. The Design Guidelines are administered and enforced by the P&Z and the Town Building Official in accordance with Town Ordinance. Conditions, Restrictions and Easements for Blue River and the procedures herein and therein set forth. The Design Guidelines and relevant application fees may be amended from time to time and it is the responsibility of each owner or other person to obtain and review a copy of the most recently revised Design Guidelines.

Copies of the most recent Design Guidelines may be obtained at the Administrative Office of Town. The Declaration will control if there are any discrepancies between these Standards and Procedures and the Declaration.

The standards, procedures and information that follow are intended to formulate and define the means by which new construction proceeds within the Town in a manner in which they will be compatible with each other and our very unique setting. The standards will be the criteria for judgment by the Town of Blue River P&Z and form the basis of control imposed by the P&Z. Compliance with the spirit of these standards is crucial to the mutual enhancement and protection of the qualities of the Town and is committed to the preservation of this ruggedly handsome area.

Chairperson

Town of Blue River Planning and Zoning Commission

III. General Purposes

These Standards and Procedures are made by the P&Z for the purpose of maintaining standards for the development of the Town. The purposes also include guarding against unnecessary and unreasonable interference with the views, natural beauty and ecological integrity of Blue River. Development within the Town is also subject to the Town adopted Building Codes, as may be amended from time to time. Such regulations may be more restrictive than these guidelines.

Although final judgment of any submission must remain the discretionary opinion of the P&Z, the P&Z will be guided in its decisions by the Standards and Procedures, which are summarized herein. These Standards and Procedures may be changed from time to time as the deemed necessary or appropriate.

The Town of Blue River is distinguished primarily by the natural characteristics such as existing vegetation, natural water features, geology, geography and orientation. An important concept of Design Guidelines is to recognize the unique characteristics of the Town with specific architectural guidelines. While these guidelines do not set forth a distinctive design theme, they establish specific development controls designed to preserve context and character, views and trees, protect the waterways, minimize the visual impact of development and respond to wildlife considerations.

IV. Definitions

Unless the context otherwise specifies or requires use of the following words or phrases when used in these Design Guidelines shall have the following meanings:

Applicant

An Owner or Owner's representative who is authorized to represent and/or act upon any application materials or submittals.

Architect

A licensed Architect in the State of Colorado is required for the design of all buildings.

Builder

A person or entity engaged by an "Owner" for the purpose of constructing any improvement within the Project. The "Builder" and "Owner" may be the same person or entity as allowed by the Building Official.

Building Envelope

An area designated by the setbacks established for front, rear and sides of the property.

Building Height

Building Height (exclusive of chimneys) shall be measured from any point around the building at existing or finished grade (whichever is more restrictive) to the midpoint of the highest sloping roof above. Existing grade is the natural topography that exists before any

development takes place. Height measurement of buildings with stepped roofs will be at the discretion of the P&Z.

Construction Activity

Any site disturbance, construction, addition or alteration of any building, landscaping, or any other improvement on any Site.

Construction Site

A site upon which Construction Activity takes place.

Construction Vehicle

Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Design Guidelines

The review procedures, restrictions, and construction regulations adopted and enforced by the P&Z and Building Official as set forth in this document and as amended from time to time by the P&Z or Town Board.

Excavation

Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation or soil & septic testing), including any trenching which results in the removal of earth, rock, or other substance or any grading of the surface.

Fill

Any addition of earth, rock, or other materials to the surface of the land, which increases the natural elevation of such surface.

Gross Floor Area

The total floor area of a building which includes basements, covered parking, storage and mechanical area as measured from outside wall to outside wall.

Improvement

Any changes, alterations, or additions to a Lot including any excavation, fill residence or buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscape plantings, fences, signs, and any structure of any type or kind.

Professional Engineer

An Engineer licensed in the State of Colorado is required for the structural design of all buildings.

Quiet Work

Work or Construction Activity conducted on the Construction Site, which is not audible from adjacent Sites by homeowners or visitors.

Residence

The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a Lot, and any improvements constructed in connection therewith.

Planning and Zoning Organization

A. Duties and Powers

Pursuant to the Guidelines, no Improvement may be constructed or installed on any Lot without the prior review and written approval of P&Z. P&Z may approve a proposed Improvement, approve a proposed Improvement subject to the satisfaction of certain conditions imposed by the P&Z or withhold its approval to a proposed Improvement.

Applicants for P&Z action will be given an opportunity to be personally heard in support of their application. If P&Z gives approval with conditions, the applicant will be allowed to meet with P&Z, if requested by the applicant.

All plans for site preparation, building construction, landscaping and site modifications, modifications to the exterior of buildings, alterations or enlargement of an existing structure, paving, fencing, sign erection or other improvements must receive written approval from the P&Z. Approval from the P&Z must be received prior to initiating any of the above activities. Alterations or remodeling of existing improvements which are completely within a building or structure and which do not change the exterior appearance, use or occupancy of a structure may be undertaken without P&Z approval. This does not exclude required provisions for building permits.

During the construction process, no changes, alterations or additions to any plan or specification shall be made prior to obtaining written approval by the P&Z or in some cases the Building Official.

The P&Z shall rely on and have the right to interpret the guidelines contained herein as the primary basis for evaluating development proposals. The approval or consent of the P&Z shall not be unreasonably withheld, actions taken shall not be arbitrary or capricious and decisions shall be conclusive and binding on all interested parties, subject only to the right of appeal by the applicant and review by the Town Board of Trustees. Notwithstanding the above, the P&Z shall have sole discretion to approve or deny any proposed improvement or development. Upon showing of good cause, the P&Z may approve variances from any regulation or restriction contained herein, in accordance with the provisions of the Town.

The Town of Blue River Building Official or the Town's Code Enforcement Officer will monitor any approved project to the extent required to insure that the construction or work on such project complies with any and all plans and construction procedures. The P&Z or the Town's designated representative may enter upon any property at any reasonable time to inspect the progress, work status, or completion of any project. In addition to the enforcement of these guidelines, the P&Z or Building Department may withdraw approval of any project, and require all activity at such project to cease and desist if deviations from approved plans or construction procedures are not corrected or reconciled within 24 hours after written notification to the Owner specifying such deviations. Any material to be submitted or notice given to the Building Official shall be submitted at the office of the Building Official.

B. Right of Waiver

The P&Z maintains the right to waive or vary the Standards and/or Procedures in its reasonable discretion, as it deems necessary or appropriate.

C. Non-Liability of the Board and Declarant

Neither the P&Z nor the Town shall be liable to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence or non-feasance arising out of or in connection with the approval, denial, or failure to approve any plans and specifications. Every Owner or other person who submits plans to the Town for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the Town or any of its representatives to recover damages. Approval by the P&Z shall not be deemed to constitute compliance with the requirements of any local building codes and it shall be the responsibility of the Owner or other person submitting plans to comply therewith.

D. Grading, Dimensions, Elevations and other Information Submitted By An Owner

Any Owner submitting plans for approval to the Board shall be responsible for the verification and accuracy of all Lot dimensions, grade, elevations and the location of the key features of the natural terrain.

E. Design Review Fees, Compliance Deposits and Fines

The Board of Trustees of the Town has established a design review fee to defray the costs of reviewing applications submitted to the P&Z. A Compliance Deposit shall also be required in order to guarantee compliance with construction regulations and the completion of all improvements as proposed and approved.

Building envelope and property line amendments require a fee as set forth by Town Municipal Code

Failure to show up to a P&Z meeting or pre-construction meeting may result in additional fees. Failure to have a site completely finished (including removal of all construction materials) at Final Inspection and the scheduling of more than three meetings with the P&Z for the review process may also result in additional fees. Fines for non-compliance will be determined by the Town Municipal Code.

F. Design Consultants

The P&Z is authorized under special circumstances, to retain the services of one or more consulting architects, civil engineers, structural engineers, landscape architects or land planning consultants to advise and assist the P&Z in performing review functions. Such consultants may be retained to assist the P&Z on a single project, on a number of projects or on a continuing basis. Costs of such services shall be borne by the applicant. The applicant will be notified in writing prior to retaining said consultants.

G. Amendments of Design Guidelines

These guidelines may be amended from time to time at the sole discretion of the P&Z as approved by the Town Board of Trustees. All such additions, revisions or other amendments shall have an effective date designated and shall be made part of the Guidelines and shall, therefore, have the same force and effect. Each owner is responsible for obtaining the most current set of design guidelines from the Building Official or Town Administrator.

H. Enforcement

The Town Building Official shall have primary responsibility for the enforcement of the Guidelines and restrictions set forth herein.

Except as otherwise provided in this document, the P&Z shall have the right to enforce, by a proceeding at law or in equity, the provisions, conditions and regulations now or hereafter imposed by the P&Z. Failure by the Town to enforce any provision or regulation herein contained shall in no event be deemed a waiver of the right to do so thereafter.

I. Resubmittal of Plans and Appeal

In the event of any denial or conditional approval by the P&Z of a schematic design, preliminary design, or construction document submission, the resubmission of plans shall follow the same procedure as outlined in this document. The Owner or his representative shall reply in writing to any concerns expressed by the P&Z during the review process. Any exterior additions or changes to the Lot or project that are not part of the original construction document approval shall be submitted to the P&Z for review and approval following the same procedure as outlined in this document.

J. Owner Representation

All representatives of the Owner, including but not limited to his architect, engineer, contractor, subcontractor, and their employees, shall be made aware of and abide by the standards and procedures outlined in this document.

V. Development Standards

A. Introduction

The development standards, together with the architectural standards, form the basic visual and planning direction necessary to maintain the natural and integrate development into it.

The preservation of open space, common areas, and indigenous vegetation combined with sympathetic residential design and lot planning is the overriding goal of the P&Z and in turn the Owners involved in this process.

Due to the topography, ridgelines and general terrain found in Blue River, site planning is a particularly important part of the design process. Generally, buildings should be sited to maximize the attributes of a site while minimizing the disturbance of the site's natural features.

The overall form, massing and location of a building should be designed in response to the natural landforms and topography of a site. On steep sites, 30% or greater, buildings should be designed to step with site contours. In order to minimize site grading, level changes should be incorporated into a building to create a composition of forms rather a single massive structure on a single level. Building forms and rooflines should relate to surrounding land forms and natural slopes. Careful consideration must also be given to driveways and access when locating a building on a site.

The following Lot development standards will be in effect within the Town.

B. Building Envelopes

Building envelopes are established in the Town of Blue River through the use of Setbacks. The purpose of defining building envelopes is to reduce uncertainty of neighbors as to the location of future construction.

The building envelope defines the portion of each lot within which most improvements must be located. Improvements include all buildings, accessory buildings, garages, decks, patios, terraces, retaining walls, site walls, screens, and recreational facilities. At the direction of the P&Z, retaining walls, site walls, fences, patios and other similar improvements may be located outside the building envelope. Landscape screening to allow for view corridors and privacy barriers are encouraged and are allowed to be located outside of the building envelope but shall require P&Z approval. Refer to the applicable Town of Blue River Ordinances for specific restrictions and allowances pertaining to setbacks. It shall be demonstrated by the applicant that such improvements do not adversely affect the natural characteristics of the site or impact adjacent properties.

The P&Z on an individual basis will judge the specific locations of structures and improvements in relation to the Building Envelopes. Each building location will be analyzed as to its visual impact, relationship to views and neighbors, safety, access, and preservation of existing significant trees and landscape features.

C. Building Siting

Most building sites in the Town have some degree of slope, and as such, the locations of buildings and site improvements are a key component of the design process. The underlying goal of site planning guidelines is for all buildings, structures and site improvements to be integrated with the natural features of a site. Building form, orientation and massing should respond to natural landforms, drainage patterns, topography, vegetation, views, and sun exposure. Buildings should step with the site, accomplishing level changes through a composition of forms rather than extensive site grading. Building forms and rooflines should relate to site contours and surrounding land forms. Exposed building profiles atop ridgelines and harsh angular forms that are in contrast to natural slopes should be avoided.

The location and design of buildings should minimize disturbance to existing vegetation on a site. Access should also be considered during the site planning and building design process to minimize extensive cut and fill slopes.

D. Grading and Drainage

No Owner or contractor shall interfere with or redirect the natural course of any drainage and runoff nor construct any Improvement, place any landscaping or alter the drainage pattern or runoff from its natural flow into or across the land of another except to the extent such alteration in drainage pattern or runoff is approved in writing by the P&Z, and any other public authorities having jurisdiction. This is to include all drainage, existing or maintained by the Town.

Cut and fill slopes should be kept to a minimum by utilizing the natural contours of a lot in the design of buildings and site improvements. The maximum allowable cut is twelve feet. When cut and fill slopes cannot be avoided, they shall be feathered into the existing terrain and revegetated to blend with adjacent vegetation. Final grading of long slopes should be designed to avoid unnaturally broad, flat surfaces. Allowable slopes for cut and fill banks should be based upon site-specific soil characteristics, but in no case should they be greater than a 2:1 slope. Slopes greater than 3:1 shall be covered with erosion mats after grading. Finish grading shall be consistent with existing contours.

Drainage plans for such sites shall provide for on-site detention of 100 year storm flow in excess of historic flow. Improvements to minor drainages or the development of new drainage swales to accommodate the improvements shall be constructed as natural swales with a minimum two percent gradient.

E. Driveways

Driveways shall be designed to follow site contours as much as possible and to minimize impacts upon significant plant materials, rock outcroppings, wetlands, natural contours and drainage patterns. Portions of the driveway, drainage and landscaping within the street right-of-way are the responsibility of the owner. Adequate areas for snow removal and storage should be incorporated into the design. At a minimum 25% of the driveway and parking surface area shall be provided for snow storage. This area shall be completely

contained on site and shall have minimum impact to adjacent properties

Grading and modifications to existing site contours should be minimized to the greatest extent possible. Recommended maximum driveway grades are 6% for the first 20 feet from the roadway, and 10% on all other portions of the driveway. The driveway grade may be increased to 12% when approved by the P&Z. In addition, driveways should be designed with a 2% cross slope to allow for drainage. With the exception of on-site parking areas adjacent to garages, the maximum driveway width shall not exceed 12 feet, except at waterline crossings.

Roadway drainage may require a culvert under the driveway. The size of the culvert shall be engineered and constructed at the owner's expense. When culverts are required, culvert ends shall be cut to match the slope. A culvert detail shall be included with the site plan. The culvert must extend a minimum of 2' on either side of the drive. If end walls are used, they shall be constructed of stone or colored concrete to match building materials. Flared metal or HDPE ends are acceptable.

Any improvements made within a right of way or an easement is at risk and subject to repair, removal or replacement at the owner's expense.

Access Roads or Driveways shall span the flowing springs and creek areas by the use of bridges or stone faced culverts. Bridges shall be constructed of steel, heavy timber, stone or the combination thereof. This may be subject to Army Corps of Engineers review.

There shall be one driveway access per site and should be located to follow the guidelines set forth above to minimize disturbance to existing topography, wetlands and vegetation.

F. Parking and Garages

A minimum of three parking spaces shall be provided for each single-family dwelling. All parking shall be located within the building envelope. It is preferred that at least two of the required parking spaces shall be fully enclosed within a garage. The minimum size of indoor parking spaces is 10' x 20' and for outdoor parking spaces is 9' x 18'.

Garages should be attached or semi attached to the main residence. The P&Z may, however, approve garages that are physically separated from the main residence if such a design is warranted by existing site contours and will result in a more sensitive design solution. In all cases, the design of the garage shall be compatible with the architecture and materials of the main residence.

G. Exterior Equipment and Satellite Dishes

All outdoor mechanical and electrical equipment, such as metering devices, transformers and air conditioning units shall be concealed from the view of adjacent lots and public spaces. Wall mounted equipment shall be enclosed with material to match exterior wall material of the residence. Refer to the Retaining Walls, Landscape Walls, Fences and Screening section of the Design Guidelines for appropriate means of screening free-standing equipment.

Built-in exterior barbecue grills or similar outdoor entertainment facilities may be allowed on terraces and patios provided the exterior walls of the built-in appliances are constructed of a similar material as the exterior of the residence.

Satellite dishes no larger than 24" in diameter may be installed without consent by the P&Z provided the dish presents no significant adverse visual impacts on adjacent lots or public roadways. Dishes shall be sited to minimize their visibility from adjacent lots and public roadways.

Flagpoles must be located within a building envelope and must be indicated on the site plan. Location and materials are subject to P&Z review and approval.

H. Easements and Utilities

Utility and drainage easements have been established across many lots to facilitate drainage and the installation and maintenance of all utilities. No grading, site improvements, or landscape materials that may damage or interfere with utilities or drainage shall be permitted within these easements. These easements are established by setbacks, if not otherwise. Notwithstanding the above, site plans shall address setback/easement areas and in all instances it shall be required for all areas within easements that have been disturbed during the installation of individual residential utilities to be returned to a natural state.

Utility meters, garbage areas, and other related utilitarian features shall be screened, buried or enclosed from view and designed as an integral (not stand alone) part of the home. Specific written approval must be obtained for such features. Such features shall be of an approved color.

Sewage disposal systems for residential dwelling units shall be installed pursuant to Summit County regulations for Onsite Wastewater Systems or connection to Sanitary sewer where available. The location of the sewage disposal system must be approved by the P&Z or Building Official.

All lots within the Town are to be served by wells, pursuant to all local, State and Federal regulations.

I. Recreation Facilities

All recreational facilities, structures and improvements, including swimming pools and hot tubs shall be located within the building setbacks. Permanent or temporary overhead structures to cover recreational facilities are permitted as approved by the P&Z. Open structures, such as trellis and pergolas, may be allowed, but must be approved by the P&Z. Walls, fences or landscaped screens may be required to reduce the visual impact of recreational facilities from adjacent properties.

Due to the existing topography and extensive grading that would be required to create a flat buildable surface, tennis courts are not permitted in the Town.

J. Signage

All signage, including project identification, construction and address identification must meet the Town's Signage regulations refer to Chapter 16, Town Ordinance.

All residences are required to have street address signs that are located adjacent to driveway access and visible from the road. Residential identification signs may be illuminated and shall be a minimum size of one square foot and maximum of four square feet.

One temporary construction sign not to exceed 20 square feet shall be permitted on each lot. The removal of construction signs shall be required prior to the issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy

K. Pathways and Walkways

Major circulation routes should be a minimum of six feet in width and lighted with low profile indirect down lighting for nighttime use. Surface materials may be gravel, asphalt, flagstone, brick pavers, cobbles or exposed aggregate concrete. Minor paths and walkways should be a minimum of four feet in width and may be constructed of gravel, asphalt, crushed rock, flagstone stepping stones or wood bark chips.

L. Wetlands

Some lots within the Town are impacted by wetlands. When feasible, wetlands located within or near individual building envelopes should be preserved as an amenity. When impacts from access drives or structures cannot be avoided, it is the owner's responsibility to obtain all necessary permits from the Town and US Army Corp of Engineers as may be required.

M. Wildfire Regulations

All habitable structures within the Town shall conform to the following Wildfire Safety Measures also as described in Chapter 7, Article V of the Town Ordinances:

1. All roofs shall be kept clear of debris;
2. All floor, roof, and attic openings shall be enclosed;
3. Cedar Shake roofing may only be used if treated with a fire retardant - Fire retardant cedar shakes must be pressure impregnated - No surface only application of fire retardants on wood shake roofing is allowed;
4. Only Noncombustible Underwriter Laboratories Class "A" approved roof finish materials must be used, unless approved by the P&Z;
5. Remove all tree branches within fifteen feet of chimneys;
6. Install approved spark arrestors on fireplace chimney;

7. Keep roof free of flammable debris;
8. Place one or more 10 pound ABC- Class fire extinguisher in each home;
9. Stack firewood at least 15 feet from building and uphill or on a contour or in a designated area and remove fuels from the vicinity of the firewood;
10. Install smoke detectors in houses;
11. Maintain residential numbering system plainly visible from the road;
12. Develop emergency wildfire hazard evacuation plans;
13. All horizontal at-grade surfaces such as decks and patios are encouraged to be constructed with fire impervious materials such as stone or pavers - Decks and porches connected to the structures may be constructed of wood.
14. Roof vents requirements per Chapter 18, Town Ordinances.
15. Other chimney and fire related regulations per Chapter 18, Town Ordinances.

The Town may amend or change these requirements as deemed necessary.

VI. Architectural Guidelines

All design requirements set forth within this section shall be incorporated into the document review submittal in the form of general notes, details or drawings.

A. Introduction

The goals of architectural design within the Town are to encourage the integration of buildings with their site, and to ensure a high level of design quality throughout the community. It is intended that the design of properties and improvements be as indigenous to our mountain region as possible. These goals will be achieved by sensitive design and the use of building materials and colors that blend improvements with their site, the context of the Town and their time.

Buildings should step with the site, accomplishing level changes through composition of forms rather than massive site grading. Building forms and rooflines should relate to surrounding landforms and natural changes in grade. Exposed profiles on ridgelines and harsh angular forms that are in conflict with natural slopes should be avoided. The use of exterior materials and colors with ties to indigenous site characteristics will lessen the visual contrast of buildings and allow a strong integration into the landscape and structure.

B. Building Forms

Structures shall be designed by carefully integrating three basic building elements with the site as well as with each other.

1. Foundation walls shall form a base that merges with the ground surface rather than just sitting on a flat grade. They shall consist primarily of moisture resistant materials such as real or faux stone veneer, metal, cementitious materials, and etc. generally one story in height or less and on down-hill portions up to one and one half stories in height. Exposed concrete foundation walls are not allowed, unless colored and approved by P&Z. The design intent is to create a “base mass” for the building and protect it from the snow that will inevitably sit against it for up to 6 months a year.
2. Building walls above the base may be constructed of logs, timber, approved siding materials or stone. Decks, balconies or porches projecting out beyond building walls shall be supported by log, stone or heavy timber structures no more than one story in height. Smaller projections may be supported by brackets or outriggers. Larger decks shall be stepped to follow the natural terrain and shall be broken up to avoid long horizontal lines.
3. Roof shapes shall be sloped and be mindful of snow shedding and buildup. Upper floors should be smaller in area than the floor below and integration into the roof area is encouraged rather than the roof sitting as a mass over the upper floors. Flat roofs are strongly discouraged. Roofs should consist of major elements supported by components such as shed and gable dormers, covered entries,

etc. that break up long continuous masses and ridgelines. Single roof elements are discouraged.

Overall, the building forms in the Town should be understated and simple and in context with our mountain surroundings.

C. Setbacks

Building Setbacks are defined by Town Ordinance (see Section 16-5-50) as a distance from the street, side or rear property line that most construction activity is not allowed. Buildings, including all roof overhangs, shall be completely within the designated setbacks. All parking, not contained in garages, shall also be within the setbacks. Development of driveways, walkways, on grade patios and decks not exceeding 18" above finish grade are generally allowed in the setbacks but patios and decks cannot extend more than half of setback distance.

In addition to the designated building setbacks, the building envelope may be further restricted by the State or Federal rules and regulations regarding wetlands and riparian habitat protection. Building lots on street corners can be reviewed by the P&Z on a case by case basis for front setback placement.

D. Building Height

The building height limit in the Town is 35 feet, as defined below. Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable height limit. Rather, building height and massing shall be designed in relationship to the characteristics of the topography. Form and massing shall step with the natural grades.

Building Height (exclusive of chimneys and other architectural features) shall be measured from any point around the building at existing or finished grade (whichever is more restrictive) to the mid-point of the highest sloping roof above. Existing grade is the natural topography that exists before any development takes place. Height measurement of buildings with stepped roofs will be at the discretion of the P&Z.

The intent is that building roof forms and skylines will be fragmented, with foundations and roof lines stepped to follow existing slopes, and the roof lines are to appear to be below the surrounding tree top levels when viewed from off site.

For that reason, the P&Z may allow cupolas, and/or roof peaks in limited areas to exceed the limits or maximum height, provided the intent is achieved. A site-specific topographical survey completed by a registered engineer, or surveyor must be used to determine existing grade. Finish grade for purposes of these height calculations is the final elevation of the surface material (soil, paving or patio) adjacent to the building as shown on the architect's site plan. Construction of berms or building up grades around the building for the purposes of satisfying building height requirements shall be prohibited.

E. Roofs

Simple patterns shall be the basis of all primary and secondary roof forms. Primary roofs should be gabled or shed with slopes of 4:12 to 12:12 and secondary roof slopes shall be a minimum of 2:12. Roof forms should be relatively simple and limited to mainly gable and sheds. Although clipped gables and hips are discouraged they should be incorporated and may be allowed if the P&Z deems them to be appropriate to reduce overall roof length and height. Roofs should be comprised of primary and secondary roof planes with 24" minimum and 18" minimum overhangs respectively. Deep width stained wood fascias shall be multi-layered but can be narrowed if rafter tails or outriggers are exposed. Metal fascias are not allowed. Long roof overhangs can be incorporated, especially where shading of windows is necessary.

Roofing material can be metal (allowable muted, non-reflective earth tones or dark natural colors) or asphalt shingles (earth tones or dark natural colors). All other roofing materials are subject to P&Z review and approval.

Flashing, gutters and downspouts are to be minimized. Where required, they are to be constructed of durable metals and in colors that blend with roofs and walls. Galvanized metals are acceptable at the discretion of the P&Z.

Protection of pedestrians, walkways and driveways from snow shedding is to be handled by building gable ends, porches, and/or balconies over entrances and/or incorporating snow retention devices.

Shed roofs shall be no more than 40% of the total roof in a single plane and gable roofs shall be limited to a maximum of 75% of the total roof in a single plane.

All exposed roof vent flashing, gutters, downspouts and other roofing devices other than snow guards shall be compatible with the colors and materials of the residence.

F. Exterior Wall Materials

Acceptable materials for The Town of Blue River include logs, timbers, plank siding, board and batten, bevel siding and wood shakes. Cementitious (fiber-cement) siding is allowed in shapes that resemble wood siding.

Accent materials, such as metal siding, may be used in limited amounts subject to the review and approval by the P&Z.

Additional materials not permitted for exterior walls include plywood siding, synthetic siding, ferro cement siding, stucco, concrete block, brick, unit masonry, adobe and contrasting light or dark grout or mortar.

G. Exterior Trim

Many opportunities can be exploited to enrich building details. Among these are windows and doors, gates, balconies and railings, deck and patio surfaces, chimneys and dormers, corbels, artwork, and lighting. In concert with the overall architectural style, details should be consistent in their origin and interpretation throughout the building. The design of functional hardware is encouraged.

All wood trim boards should be a minimum of 2x material. Cementitious and other trim materials will be reviewed by P&Z for appropriateness, but generally should be in similar dimensions of wood trim.

H. Windows and Doors

Garage doors shall be wooden or of a material and color to match adjacent surfaces. Simple designs are encouraged.

Openings for windows and doors shall be designed in proportion to the structure and form of the residence. Openings of unusual shapes, sizes, and colors that distract from the overall design of a home shall be avoided and are generally not allowed.

Generally, large window panes should be detailed with window mullions and large banks of windows should be designed with intermediate framing or deep recesses to reduce the scale of the glass area.

Window openings in mass walls should be relatively small in scale and be used in an informal pattern on the wall with deep-set reveals and varied proportions.

Clad wood windows are recommended. Clad materials such as anodized metal, baked enamel or plastics are subject to the review and approval of the P&Z. White windows and doors are not permitted.

Insulated glass windows are required by state and local energy codes. Clear, solar gray and solar bronze glass may be used. Other colored, reflective or mirrored glass is not permitted.

Front doors shall be a prominent feature. Garages shall not dominate the structure and shall be subordinate to the residence. Garage walls shall be set back behind the front primary walls of the home. Where possible, garages shall be side loaded.

Simple decorative doors such as carved wood, plank, and glazed are encouraged for exterior doors. Ornate, gaudy or period designs are not permitted.

I. Balconies and Railings

Balconies should be sized to individual rooms or functions within the building and should be proportional to the overall exterior elevation of the building. Long horizontal expanses of continuous or repetitive balconies shall be avoided.

Balcony railings should be light in appearance with a significant portion of the area left open by using narrow pickets or railing patterns. Balconies enclosed with wood walls are not permitted. The use of framing material for balcony railings is not permitted. Wood or wrought iron railings may be used.

Railings on balconies, decks, stairs and porches, are to be made up of structures and materials that appear as natural extensions of the buildings that adjoin them. Within those limits, personalized designs are encouraged.

J. Chimneys and Roof Vents

Chimneys should relate in form and materials to the design style of the primary structure. Fireplace flues as well as mechanical flues and vents should be consolidated and enclosed within chimneys. All exposed flues or pipes on the roofs shall be enclosed or painted to match the approved roof color.

K. Exterior Colors

The overriding principle for the exterior color of buildings within the Town is to blend buildings into the terrain and vegetation of the natural landscape. Therefore, naturally weathering materials such as cedar shakes and shingles; redwood and western red cedar boards, rusting metal, and native stone are central to the design theme.

If exterior stains are to be used on wood they must be transparent or semi-transparent in colors that are subtle and only accent the natural wood tones. Paint is not to be used on exterior siding. Solid stains may be approved by the P&Z on a case by case basis for re-staining of existing structures.

Accent colors can be used to bring interest and individual identity to buildings. Colors that relate to the natural vegetation of the site area can be effective, vibrant accents to the subdued tones of the overall building. Accent colors may also be used on secondary details of the building such as door and window trim, fascias, and frieze boards. When accent colors are used, they shall be selected to blend with the overall colors of the building. Bright colors, colors that call undue attention to a specific element of a building or colors that overpower the building shall not be permitted. Doors and window and door frames may be stained, painted, clad wood, or painted steel. Their colors and related trim colors are to be selected from darker shades of red, green and other colors found in natural materials on the site or colors used elsewhere in the building. Bright or light colors which create strong contrast are not acceptable.

L. Solid Waste Collection and Service Areas

Adequate areas shall be provided for trash containers, storage areas for patio furniture, firewood and maintenance and recreational equipment. Storage areas incorporated within the building are preferred. However, if storage areas are outside, such areas shall be enclosed or screened from view from public areas and from adjacent properties. The enclosures or screens shall be compatible with the overall style, form and materials of the residence. Trash containers shall be designed to prevent access by wildlife and domestic animals and shall not be left outside overnight per Chapter 7, Town Ordinances.

VII. Site Elements

A. Retaining Walls, Landscape Walls, Fences and Screening

Retaining walls, low landscape walls, fences and other screening elements are encouraged to facilitate changes in grade, to define exterior living spaces and to transition from the native to manicured landscape areas. The location and alignment of such features should be determined based on site contours, natural features or man-made improvements. In no case shall walls, screens or fences follow property lines. Unless otherwise approved by the P&Z, all such elements shall be located within the building envelope.

Materials used to construct walls shall be consistent with the architectural materials, textures, and colors used on the main building. Generally, walls should be constructed of stone or concrete with a stone veneer. The use of stucco, brick or wood as wall material is inappropriate. Randomly placed boulders, consistent with the structure's stone wall veneer, giving a feel of informality is encouraged. Plant materials are required at the base and top of all retaining walls to soften their appearance. Planting in the spaces between the boulders is encouraged. Round boulders may be used but 1/3 of the mass of ground level rocks shall be buried. Stone should be of an indigenous Colorado source and shall be laid in a pattern matching the building construction. Landscape walls should emerge from the ground and convey a sense of strength and permanence.

Unless otherwise approved by the P&Z, the maximum vertical face for individual retaining walls shall not exceed eight feet above finish grade. Any walls in excess of 4 feet in height are to be designed by a Professional Engineer. It is recommended that terraced retaining walls be used for extreme grade changes. Terraced walls should be designed with a minimum of four feet from the back of the lower wall to the face of the upper wall in order to allow for the use of plants between terraces. Walls used to screen service yards, utility tanks, trash containers, storage of patio furniture, and maintenance and recreational equipment shall not exceed six feet. Free-standing low landscape walls used as a transition or to define outdoor spaces should not exceed forty-two inches above finished grade. Allow 2' – 3', for planting, between retaining walls and any other hard surfaces, such as patios or driveways.

The use of living fences is strongly encouraged in lieu of traditional fencing and screening. Wood fencing may be used for screening but is subject to P&Z approval. Ornamental metal fencing may be allowed when used as an accent decoration, a gate or similar features. All fences shall be reviewed by the P&Z and in accordance with the Town Municipal Code

B. Terraces, Patios, Walkways and Decks

Terraces, patios, walkways and decks serve as an effective transition between the mass of a building and the topography, vegetation and other natural characteristics of a site. The location and size of terraces, patios, walkways and decks should be determined based on the characteristics of the site as well as its intended use. Unless specifically approved by the P&Z, these improvements should be located within the building envelope. Acceptable paving materials for terraces, patios and walkways include flagstone, sandstone, cobbles, concrete pavers, and exposed or colored concrete.

Care should be taken when designing decks on a sloped site, since the underside of the deck may be unattractive. Public view of the deck bottom should be avoided. Support columns for decks should appear substantial, and be connected to the ground with massive materials such as stone bases or caps.

C. Driveway Paving Surfaces

Appropriate surfaces for driveways in the Town include gravel, asphalt, recycled or milled asphalt on aggregate base, stamped asphalt, cobbles, brick pavers, exposed concrete and colored concrete.

D. Exterior and Landscape Lighting

The intent of lighting guidelines is to maintain the rural character of the setting preserve the night sky and protect neighboring properties from the view of bright lights and direct light sources. Exterior lighting shall be limited to identification signs and security and safety lighting. In addition, driveways, porches and patios, entrances and pathways may be illuminated for safety and security. In all cases, down lighting shall be used in order to minimize excessive glare to pedestrian or vehicular traffic. Lighting shall be installed such that the direct light source is not visible from neighboring lots. Frosted or seeded glass is required for exterior light fixtures. Dark sky compliant fixtures are encouraged.

Spotlights, up lighting of trees and landscape lighting shall not be permitted.

VIII. Design Review Process

A. Governing Regulations

All site development and improvements constructed within Town shall conform with the following design review and construction procedures and all other applicable local, county, state and federal governing codes, regulations and restrictions.

It is the responsibility of the owner/architect to become familiar with all regulations and requirements applicable to development within the Town, and to secure copies of the most up-to-date versions of all applicable regulations. Contact the Building Official prior to proceeding to obtain information on all of the most recently adopted building codes and supplemental amendments to those codes.

B. Submittal Requirements

The Planning and Zoning Commission meetings shall be held on the first Tuesday of the month. The submittal cut-off date shall always be three weeks prior to the next P&Z meeting. All submittals must be received prior to 5:00 p.m. Modifications (improvements or re-models to an already existing structure of a structure under construction) may be submitted up to one week prior to the desired meeting date.

Incomplete submittals will be denied, by the Building Official, in writing, within 48 business hours upon delivery. If denied, the applicant may re-submit for the next available meeting date.

Submittal Requirements:

At a minimum the following must be provided, small projects may require less at the Building Officials discretion.

Topographic Survey - prepared and stamped by a licensed surveyor indicating site contours at 2' intervals, easements, and significant natural features such as rock outcroppings, drainages, and mature stands of trees (Scale: minimum of 1"=10')

Site Plan - indicating property boundaries, building envelope, proposed buildings and structures, driveway and grades, stream crossing structures, transformer and vault location (if installed by owner), well location, parking areas, snow storage areas, major site improvements, existing and proposed grading and drainage (Scale: minimum of 1"=10')

Floor Plans - indicating the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level (Scale: minimum of 1/8"=1'- 0")

Exterior Elevations - in sufficient detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations should also include a description of exterior materials and colors (Scale: same as floor plans)

Roof Plan - indicating proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines (Scale: same as floor plans)

Site/Building Sections - indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining walls and proposed site improvements such as patios, decks, driveways and other landscape features (Scale: minimum of 1/8"=1'-0")

Landscape Plan - indicating all existing landscaping to remain and all existing landscaping to be removed, the location and size of all proposed landscape materials, other proposed improvements such as patios and decks, walkways, retaining walls, landscape walls, fences, and both temporary and permanent measures for slope stabilization and erosion control. (Scale: minimum of 1"= 20').

Details - provide descriptions and drawings in sufficient detail to demonstrate the architectural character of the building, exposed structural connections, material interfaces, etc.

Exterior Finish -samples indicating type, color and texture of all exterior materials. Must be brought to the meeting.

Specifications - provide written specifications and/or cut sheets for the following items: exterior wall materials, windows and exterior doors, exterior trim materials, wall and roof flashing, fireplace and flue caps, and exterior lighting fixtures

Landscape Plan - indicating all existing landscaping to remain and all existing landscaping to be removed, specifically identifying all trees greater than 3" in diameter to be removed; a planting plan with proposed plant materials identified by common and botanical names and size and with plant installation specifications and instructions; type and location of irrigation system; the location and size of all other proposed landscape materials such as retaining walls, patios and decks, walkways, walls and fences, and specifications for seeded areas including seed mix, mulch and fertilizer type, and application method and schedule The area of land covered by spray irrigation shall be calculated and listed, by square foot, on the landscape plan. (Scale: 1"= 20' minimum). These plans shall be prepared by a professional landscape architect.

Erosion Control and Revegetation Plan - indicating the means and time schedule by which the prevention of soil erosion will be addressed during and after construction, revegetation of cut and fill slopes, methods of controlling surface water, siltation control devices, vehicular access points, and location of soil storage areas and stabilization measures (Scale: minimum of 1"=20')

Proposed Construction Schedule and Construction Management Plan - provide approximate time schedule of start-up and completion dates for construction, utility hook-up, and completion of landscaping and anticipated occupancy date. The construction plan shall identify a Limits of Disruption Zone, an area within which

All construction activities will be limited. In addition to the Limits of Disruption Zone, this plan shall indicate the location of access drives and parking, temporary structures/trailers, chemical toilet, dumpsters, material lay-down and staging areas, and construction sign. In addition, the Construction Management Plan shall indicate all mitigating measures for protecting natural features of the lot during construction. This plan shall be separate from the final landscape and site plans.

Applicants who receive plan approval may proceed with the preparation of construction drawings. In the event the P&Z rejects the proposed plans, the applicant may revise their plans and resubmit. If, after a second review by the P&Z, the plans are denied, the applicant may appeal the decision of the P&Z to the Town of Blue River Board of Trustees. Said appeal must be filed within 30 days of the P&Z's decision.

C. Modifications

All changes, alterations or additions to P&Z approved plans shall be submitted to the Building Official. Failure to submit modifications may result in a cease construction notice, fines and/or loss of the owner's Compliance Deposit.

D. Appeal Process

Appeals of Denial by the P&Z can be made to the Town Board of Trustees per the Towns Ordinances, Article VI, Sec.2-6-100.

IX. Construction Rules and Regulations

A. Purpose

In order to ensure that any Construction Activity (as such term is defined below) conducted within the Town is done in the most sensitive manner possible and to minimize impacts to guests and Owners, the following Construction Regulations shall be enforced during the construction period. This document shall be known as the "**Construction Rules and Regulations**" and may be referred to herein as the "Regulations." These Regulations supplement the Design Guidelines, which are incorporated herein by reference. The Town has the power to amend these Regulations from time to time, without notice. Each Owner shall ensure that all Construction Activity that is performed on their Construction Site shall be performed in accordance with the following requirements.

B. Access and Parking

Construction Vehicles shall gain access to Construction Sites only from existing roads adjacent to the Construction Sites. Prior to commencement of construction, the Owner of a Construction Site shall submit as an element of the Construction Management Plan, a parking plan that indicates how contractor and employee parking needs will be handled. Parking will not be allowed, at any time, on Town roads without prior approval from the Building Official. Special safety precautions are necessary for the road including, but not limited to, safety cones, barriers and flaggers. Each parking plan shall describe:

- a) How and where Construction and Delivery Vehicles will be parked at the Construction Site during the Construction Activity; and
- b) The maximum number of Construction and Delivery Vehicles that will be parked at or adjacent to the Construction Site at any one time.

C. Blasting

No blasting shall be performed on any Site without the Building Officials prior consent. Notification shall be provided a minimum of 24 hours in advance of any blasting operations, and in all cases blasting shall occur only between the hours of 9:00 AM and 5:00 PM. Blasting may be subject to certain restrictions, which shall be determined by the Building Official in its sole and absolute discretion and which may vary from Site to Site.

D. Erosion Control and Vegetation Protection

The Building Official shall not approve any proposed Construction Activity unless and until it has first approved an erosion control and soil stabilization plan as a part of the Construction Management Plan.

The Owner of the Construction Site is responsible for preparing and submitting such plans.

E. Construction Equipment and Material Storage

Each Owner or Owner's Representatives and their contractors shall ensure that all construction material is stored in a designated materials storage area. Such storage area shall be indicated on the Construction Management Plan described above, and shall be located to minimize the visual impact from adjacent properties and roadways.

F. Debris and Trash Removal

Owners, Owner's Representatives, and their contractors shall be responsible for assuring that

- at the end of each day, all trash and debris on the Construction Site is cleaned up and stored in proper **covered** containers or organized piles and not permitted to be blown about the Site or adjacent property, and
- at least once a week, all trash and debris are removed from the Construction Site to a proper dumpsite located off the Property.
- Due to the abundant wildlife within the Town, all food trash must either be removed from the site at the end of each work day or the General Contractor must arrange for bear-proof trash containers to be available on-site.

All trash and debris shall be kept off the road right of way and adjacent property at all times.

G. Construction Hours & Noise

Construction Activities shall be limited to the following hours of operation:

Monday through Friday: 7:30 AM - 6:00 PM
Saturday: 9:00 AM - 5:00 PM

Entrance to work site for the purpose of **SET-UP only**, is permitted one half hour prior to hours of operation. (M-F 7:00 AM – SAT 8:30 AM) ***During the half-hour set-up, the operation of heavy equipment, compressors, impact tools, or any activity that creates noise as that term is defined in section 3.j) Quiet Work; shall be prohibited.***

Work before or after the aforementioned hours and on Sundays and a holiday is generally prohibited. Special, specific authorization for early, late, and/or Sunday work must be obtained from the Building Official.

At all times each Owner shall use reasonable efforts to minimize external noise resulting from Construction Activity. No loud music shall be permitted.

H. Deliveries

Construction Vehicles must obey all posted speed limits and traffic regulations within the Town. During winter months, construction and delivery trucks must be capable of traveling mountain roads and be 4 wheel drives or equipped with chains.

I. Field Staking

All building footprints, setback lines, and driveways, storage and lay-down areas shall be staked in the field. A licensed Colorado land surveyor shall stake the building footprint and setback lines.

J. Fire Protection

At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the Construction Site at all times. Fire protection is the Owner's responsibility, but the Town recommends that the Owner or Owner's Representative establish additional fire protection, the handling of combustible materials and suppression measures as part of an overall Site safety program.

K. Prohibited General Practices

All Owners will be absolutely responsible for the conduct and behavior of their Owner's Representatives in the Town. The following practices are prohibited within the Town and will result in an automatic fine:

- a) Changing oil on any vehicle or equipment on the Construction Site;
- b) Allowing concrete suppliers and contractors to clean their equipment on any Town of Blue River lot, roadway, right-of-way, ditch, easement, or other property;
- c) Removing any rocks, plant material, topsoil, or similar items from any property of others within Town;
- d) Using disposal methods or units other than those approved by the Town;
- e) Careless disposition of cigarettes and other flammable materials;
- f) Careless treatment or removal of any native plant materials;
- g) Disruptive activity including, but not limited to, public drinking, public nuisances, and disturbing the peace;
- h) Working before or after the scheduled construction hours without prior permission;
- i) Driving trucks with uncovered loads the in the Town.

L. Roadway Maintenance

Owners and their contractors and sub-contractors shall keep all Town roads and road rights-of-way free and clear of all materials, rubbish, and debris resulting from Owner's Construction Activity and shall repair and revegetate any damage to roads, road rights-of-way, landscaping, and other streetscape improvements within the Town caused by Construction Vehicles used in connection with Owner's Construction Activity. No road cuts, deletions, or additions shall be made without a permit from the Town Road Manager.

Contractors must keep the Site driveway and all adjacent roads clean from dust, dirt, mud, and debris at all times. If a contractor fails to keep roads clean and if the Town must arrange for cleaning, the cost of cleaning will be billed to the Owner, care of the contractor, at a rate then set by the Town.

M. Sanitary Facilities

On-Site, enclosed, chemical toilets must be available at all times when Construction Activity is taking place on a Construction Site. Chemical toilets shall be screened from view and shall be located so as to minimize any adverse impacts on adjacent lots. In no instance shall chemical toilets be placed within any road right-of-way or on the road.

N. Signage

REQUIRED SITE SIGNAGE

One temporary construction sign not to exceed 20 square feet overall, prepared by a professional sign maker, shall be located within the Site boundary and shall be easily visible from the adjacent roadway or entry to the Site. The sign must conform generally to the layout shown below with only the name, address and telephone number of the developer, architect, contractor, project name, logo and location. All information listed must be shown in uniform type style and color.

<p style="text-align: center;">PROJECT LOGO AND/OR NAME</p> <p style="text-align: center;">Building Permit # _____</p> <p style="text-align: center;">Developer/Owner: [Name and Phone #]</p> <p style="text-align: center;">Architect: [Name]</p> <p style="text-align: center;">Contractor: [Name]</p>

O. Propane Heater Policy

The following procedures and guidelines must be followed when using propane heaters:

- Heater, tank and line shall be inspected prior to each use for leaks, improper fittings or faulty igniters. Faulty heaters shall be turned in to the construction trailer for repair
- Heaters shall be placed on a level noncombustible surface. If used on a wood subfloor the heater shall be placed on a minimum 4'x4' piece of fire rated drywall or concrete board.
- The heater hose shall be extended straight out from the heater to the propane tank maintaining maximum distance from tank to heater.
- The heater shall be placed in the center of the room. If you are unable to place the heater in the center of the room with the hose fully extended from heater to tank then the room is too small.
- Do not use heaters in hallways, closets, bathrooms, under stairs or in crawl spaces.
- Propane heaters shall not be left running overnight or unattended without prior written approval from the Project Builder. The DRB Administrator or Public Safety Department must be notified of any propane heaters that will run overnight.
- Subcontractors who need the use of propane heaters must contact the Project Builder.
- Propane heaters and tanks shall be stored no closer than 15' to roads or traffic areas.